


STATE OF ALABAMA)

COUNTY OF SHELBY)


20140225000051510 1/3 \$26.00
Shelby Cnty Judge of Probate: AL
02/25/2014 11:32:20 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on October 24, 2008, to-wit: Melvin G. Lee, a single woman, Channel D. Lee, a single woman, and Larry Lee, a single man, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for United Wholesale Mortgage, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on October 31, 2008, in Instrument Number 20081031000423720, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to Ocwen Loan Servicing, LLC, by assignment recorded October 17, 2013, and recorded in Instrument Number 20131017000413330, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on December 18, 2013, December 25, 2013, and January 1, 2014, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on February 11, 2014, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale Ocwen Loan Servicing, LLC, became the purchaser of the hereinafter described property at and for the sum of \$58,220.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Ocwen Loan Servicing, LLC;

NOW THEREFORE, IN consideration of the premises Melvin G. Lee, a single woman, Channel D. Lee, a single woman, and Larry Lee, a single man, and Ocwen Loan Servicing, LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Ocwen Loan Servicing, LLC, the following described real property situated in Shelby County, Alabama, at 1258 Village Trail, Calera, AL 35040, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 80, according to the Survey of Final Plat of Waterford Village Sector 5 Phase 2, as recorded in Map Book 36, Page 47, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Ocwen Loan Servicing, LLC, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said Ocwen Loan Servicing, LLC, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Melvin G. Lee, a single woman, Channel D. Lee, a single woman, and Larry Lee, a single man, and Ocwen Loan Servicing, LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Melvin G. Lee, a single woman, Channel D. Lee, a single woman, and Larry Lee, a single man and Ocwen Loan Servicing, LLC

BY: _____

James J. Odom, Jr.,
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr., whose name as attorney-in-fact and auctioneer for Melvin G. Lee, a single woman, Channel D. Lee, a single woman, and Larry Lee, a single man, and Ocwen Loan Servicing, LLC, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21st day of February, 2014.

Anne P. Marshall
Notary Public
My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/al
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
1100 Virginia Drive
Fort Washington, PA 19034

Grantors Address:
1258 Village Trail
Calera, AL 35040-5226


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Melvin G. and Channel D. Lee
Mailing Address Larry Lee
1258 Village Trail
Calera, AL 35040-5226

Grantee's Name Ocwen Loan Servicing, LLC
Mailing Address 1100 Virginia Drive
Fort Washington, PA 19034

Property Address 1258 Village Trail
Calera, AL 35040-5226

Date of Sale 02/11/2014
Total Purchase Price \$ 58,220.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 82,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Bid at Foreclosure Sale
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if av:

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/11/2014

Print Rebekah P. Beal

____ Unattested

Sign (Signature) ATTORNEY

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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